

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Gas

TAX: C

We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/10/24/

TAKE ON OK 15.10.24

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProPs

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

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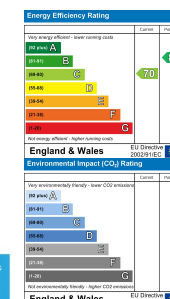


## 8 Prospect Place, Pembroke Dock, Pembrokeshire, SA72 6BB

- Detached Bungalow
- Well Presented
- Close To Amenities
- Enclosed Courtyard
- No Onward Chain
- Two Double Bedrooms
- Gas Central Heating
- Tiered Garden To Rear With Fantastic Waterway Views
- Pedestrian Side Access With Store Room
- EPC Rating: C

Offers In Excess Of £140,000

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**The Agent that goes the Extra Mile**





**\*\*NO ONWARD CHAIN\*\***

A fantastic opportunity to purchase a well presented detached bungalow located in a popular location convenient to the shops, schools, train station and amenities of Pembroke Dock.

The property benefits from double glazing and gas central heating. The layout briefly comprises of an entrance hallway, kitchen, lounge with patio doors leading out onto the courtyard, two double bedrooms, and shower room. Externally, an enclosed courtyard leads up to a tiered South facing garden which is laid to lawn with an elevated decked seating area offering fabulous views over the Milford Haven waterway. With the added appeal of no onward chain, this is a perfect first time buy or investment. Viewing is highly recommended!

Pembroke Dock is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance. The 18 hole South Pembrokeshire golf course is also close by.



**DIRECTIONS**

From our Pembroke Office head north on Northgate Street over the bridge and follow the A4139 up the hill. Turn left onto Pembroke Road (B4322), past the school, and turn right into Prospect Place. Follow it round to the left and the property will be found on the left hand side denoted by our 'For Sale' board. What3words: abandons.jetting.gearbox

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.